

MINUTES
CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

DECEMBER 3, 2014

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular City Council meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray (arrived at 6:03 p.m.), Spriggs, Bragg
Councilmembers absent:	None
Mayor Present:	Janney
Mayor Pro Tem Present:	Patton
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald, Assistant City Manager Wade, Senior Planner Foltz, Public Works Director Levien

PLEDGE OF ALLEGIANCE

Boy Scout Troop 866 led everyone in the Pledge of Allegiance.

AGENDA CHANGES

CITY ATTORNEY LYON announced the Closed Session Meeting was removed from the agenda and not discussed tonight.

MAYOR JANNEY stated staff recommended moving Item No. 5.1 to a future agenda.

MOTION BY BRAGG, SECOND BY PATTON, TO REMOVE ITEM NO. 5.1 FROM THE AGENDA. MOTION CARRIED UNANIMOUSLY.

**MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY
ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES**

COUNCILMEMBER BRAGG announced the San Diego Metropolitan Transit System (MTS) financial audit will be on file with the City Clerk. She reported Paul Jablonski, MTS Executive Director, received the Outstanding Manager Award from the American Public Transportation Association. In addition, the South Bay cities united together to change the guidelines for their representation on the MTS Executive Board to match those for the representatives from the East County cities. This issue will be considered at the January MTS meeting.

COUNCILMEMBER SPRIGGS reported on his attendance at the Port District's Vision Plan Workshop. In support of some of the comments made by the consultant, he encouraged the Port District to invest in pier improvements and to consider having the primary vision for the south bay area be for environmental and natural uses.

MAYOR PRO TEM PATTON stated the City of Imperial Beach is thriving because of Mayor Janney.

MAYOR JANNEY announced SANDAG will soon have active transportation grants available.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

The following speakers recognized Mayor Janney for his service to the City of Imperial Beach and the San Diego region:

MELANIE ELLSWORTH, CHRIS BROWN, and ELVIA AGUILAR, representing the South Bay Union Bay School District.

CHEVELLE NEWELL, representing Assembly Speaker Toni Atkins

CAPT. CHRIS SUND, U.S. Navy

GREG COX, San Diego County Supervisor

EDDIE MEYER, representing Congressman Juan Vargas

DAN MALCOLM, Port of San Diego Commissioner

JACK DALE, SANDAG Chairperson

CHERYL COX, City of Chula Vista Mayor

RICHARD BAILEY, City of Coronado Councilmember

ANDREW YUEN, representing the San Diego National Wildlife Refuge Complex

MIKE BIXLER, former Mayor of Imperial Beach, requested the following comments be included in the record:

Mayor Janney would have been the Chair of SANDAG if he had been re-elected. He was a member of Kiwanis, the League of California Cities and a past Chair of the South Bay Economic Development Corp. He was instrumental in SANDAG's purchase of the SR 125 Toll road. He played a big role in building the new housing for seniors near the intersection of 13th Street and Palm Ave. (American Legion Project), the Habitat for Humanity multifamily homes at 10th Street and Donax Ave., the single family units on Florida St. built by Habitat for Humanity, the new soccer field in Veterans Park, upgrades to all City parks, the Skate Park, many miles of street and sidewalk refurbishments, sewer system upgrades, over 300 condos now proposed for Bernardo Shores, access points for pedestrians and bicycles to the South Bay Bicycle Path, a new streetscape on Old Palm Ave. that includes surfboard silhouettes, low-water plants, and narrowing the roadway to allow a bikeway, the Palm Ave. street end with its lifeguard sculpture, renovation of apartments for low-and-moderate income families, the Facade Improvement Program for commercial buildings, another hotel proposed at the corner of Imperial Beach Blvd. and Seacoast Dr., development of a new County library that will start construction next spring, the revival of 4th of July fireworks and the Sand and Sea Festival (Sandcastle event), the 9th and Palm Shopping Center in conjunction with Sudberry Development Corp. to start construction next year, Pier South Hotel, and secured funding to develop a new plan for Palm Ave./SR 75 that will make the street more pedestrian friendly and improve commercial conditions. He led work to revise the City's zoning codes to foster more mixed-use development, preserve neighborhoods and stimulate commerce. Also the Clean & Green Program that provided loans to low-and-moderate income people to renovate their homes and increase their energy efficiency. Mayor Janney worked with the Regional Water Quality Control Board and the County to improve ocean water quality and capacity to measure water quality quickly. In working with the Port he secured funding for major maintenance and upgrades to the Pier and parking lots, annual funding for lifeguards, Public Safety, Fire, Sheriff, emergency response, and Animal Control. He also got funding for sculptures for each street end along the Pacific Ocean. Despite the great recession, Mayor Janney led the City to fiscal stability, got a AA bond rating and created an \$8M reserve which enables capital projects in the future.

DIANE ROSE, former Mayor of Imperial Beach

BRIAN BILBRAY, former Mayor of Imperial Beach, County Supervisor and Congressman

MAYDA WINTER, former Councilmember of Imperial Beach

CINDY GOMPER GRAVES, Executive Director for the South County Economic Development Council

LILLIAN LEOPOLD, Chief Public Information & Government Relations Officer for Southwestern College

MANNY RUBIO, Director of Grants and Communications for Sweetwater Union High School District

JUNE ENGEL, Library Manager, Imperial Beach Branch

CATHERINE HILL, Regional Public Affairs Manager, League of California

JO ANN BARROWS and CANDY UNGER, Imperial Beach Chamber of Commerce

NANCY DAYTON, Imperial Beach Woman's Club

PASTOR JONES (Not available to speak)

ESTEAN LENYOUN, representing Sudberry Properties

DICK PILGRIM

GARY BROWN, former City Manager for Imperial Beach

ANDY HALL, City Manager, representing the employees of Imperial Beach

GREG WADE, Assistant City Manager, representing the Imperial Beach Department Heads

MAYOR JANNEY recognized his wife, Debbie Janney. He stated he was honored to have served the community of Imperial Beach for the past twelve years and proud to call Imperial Beach home.

MAYOR PRO TEM PATTON and COUNCILMEMBERS BILBRAY, SPRIGGS, and BRAGG recognized Mayor Janney for his service to Imperial Beach.

MOTION BY PATTON, SECOND BY BRAGG, TO RECESS THE MEETING FOR 15 MINUTES AND INVITE THE MEMBERS OF THE PUBLIC TO JOIN THE CITY COUNCIL AND STAFF IN THE COMMUNITY ROOM AS WE BID MAYOR JANNEY FAREWELL AND THANK HIM FOR HIS 12 YEARS OF DEDICATED SERVICE TO THE CITY OF IMPERIAL BEACH. MOTION CARRIED UNANIMOUSLY.

The meeting was recessed at 7:45 p.m. MAYOR JANNEY called the meeting back to order at 8:08 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray (arrived at 6:03 p.m.), Spriggs, Bragg
Councilmembers absent:	None
Mayor Present:	Janney
Mayor Pro Tem Present:	Patton

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1, & 2.3-2.7)

COUNCILMEMBER SPRIGGS requested a discussion on Item No. 2.2.

CANDY UNDGER, submitted a speaker slip in support for Item No. 2.6 (she did not wish to speak)

MOTION BY PATTON, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 AND 2.3-2.7. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the Regular City Council Meeting Minutes of October 1, 2014 and November 5, 2014 and the Special Meeting Minutes of November 13, 2014.

2.3 SECOND READING AND ADOPTION OF ORDINANCE NO. 2014-1148 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL, SECTIONS 2.12.140 AND 2.18.010 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO COUNCIL PROCEDURES AND CITY COMMISSIONS. (0410-95)

City Council waived the reading in full and adopted Ordinance No. 2014-1148.

2.4 LOCAL APPOINTMENTS LIST. (0460-45)

City Council approved the Local Appointments List in compliance with California Government Code §54972 and designated the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government §54973.

2.5 MCDONALDS (APPLICANT); TIME EXTENSION FOR ADMINISTRATIVE COASTAL PERMIT (ACP 130001), DESIGN REVIEW (DRC 130002), AND SITE PLAN REVIEW (SPR 130003) FOR A REMODEL AND ADDITION TO THE MCDONALD'S RESTAURANT AT 1135 PALM AVENUE (APN 626-301-18-00 & 626-301-31-00). RESOLUTION 2014-7528. (0600-20)

City Council adopted Resolution No. 2014-7528, approving a six month extension for Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

2.6 RESOLUTION NO. 2014-7530 APPROVING THE FIRST AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY AND CITY MANAGER, ANDY HALL. (0530-60)

Adopted resolution.

2.7 ADMINISTRATIVE COASTAL PERMIT (ACP 120004), DESIGN REVIEW (DRC 120005), SITE PLAN REVIEW (SPR 120006), AND FINAL MAP (TM 120007) FOR A NEW AFFORDABLE HOUSING COMPLEX CONSISTING OF SIX ATTACHED CONDOMINIUM UNITS AT 776 10TH STREET (APN 626-282-12-00). MF 1086. (0600-20)

City Council approved the Final Map for recordation.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4.1)

4.1 INTEGRAL COMMUNITIES (OWNER/APPLICANT); CONDITIONAL USE PERMIT (CUP 130073), DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND MITIGATED NEGATIVE DECLARATION (EIA 130031 AND SCH #2014091072) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE), R-3000-D (TWO-FAMILY DETACHED RESIDENTIAL), AND UR (URBAN RESERVE) ZONES. MF 1100. (0600-20)

MAYOR JANNEY declared the public hearing open.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item.

MARC PERLMAN, representing Integral Communities, expressed appreciation for City staff and spoke about the two letters of support that were submitted as last minute agenda information.

DAMIAN TAITANO, with Summa Architecture, showed video animation of the project and reviewed the design of the project.

JIM STONE, representing Move Alliance, spoke in support of the item.

In response to questions of Councilmember Spriggs, MARC PERLMAN stated the units will be available in 2016. The price will be from the mid \$300,000 to low \$400,000 range with household incomes between \$60,000 to \$70,000. He reviewed the sound barriers for the units located on SR 75.

JOHN PATTERSON, Landscape Architect, stated sound mitigation is attenuated by elevation change so there is no need for a buffer. In response to Councilmember Spriggs', he spoke about the recreational amenities and gathering areas/common courtyards in the complex. He also spoke about the bike lockers and proximity to the bike path. He noted that the proposed amenities are commensurate with projects of this size or larger.

MARC PERLMAN addressed Councilmember Spriggs' concerns about the recreational amenities and resident parking. He noted that the project is over parked based on the Imperial Beach Municipal Code but understands the concerns about the number of guest parking spaces.

COUNCILMEMBER BRAGG stated for the record that eight comment letters were received. Seven letters were in support of the project and the one opposition letter was submitted from a person who was not a resident of Imperial Beach.

MAYOR PRO TEM PATTON expressed the following concerns: traffic as a result of the Coastal Campus and other unknowns, cars queuing on Rainbow Dr. to Palm Ave. as they leave the development and head north on Palm Ave., and having vacation rentals discourage owner-occupied residents. He stressed that the area is a prime bay view location and there are too many unknowns for him to support the project.

In response to Councilmembers Bilbray and Spriggs' concerns about support of the bike path, ASSISTANT CITY MANAGER WADE stated that he expects the California Coastal Commission (CCC) to support the project given the mitigation plan and prior actions by the CCC where they determined that a more impactful bike spur project was suitable.

MAYOR JANNEY commented that the relationships the City has with the CCC staff and with Jim Stone are important and will help approval of the bike path. With regard to vacation rentals, controls can be written into the CC&Rs. He also stated that City Staff has videos on how traffic will be addressed under the Palm Ave. Mixed Use & Commercial Corridor Master Plan.

ASSISTANT CITY MANAGER WADE stated that the Palm Ave. Mixed Use & Commercial Corridor Master Plan will be presented to City Council at their next meeting. The video model takes into consideration every project that will impact Palm Ave. He noted that there will be traffic but with the plan traffic can be mitigated.

COUNCILMEMBER SPRIGGS stated there is going to be a difference in traffic and expressed concern about queuing along Rainbow Dr. He stressed the need to be aware of the challenges and to address them intelligently.

CHRIS MENDIER, Traffic Engineer, addressed concerns about traffic at the Rainbow Dr. intersection.

MAYOR JANNEY closed the public hearing.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2014-7529 APPROVING CONDITIONAL USE PERMIT (CUP 130073), DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND MITIGATED NEGATIVE DECLARATION (EIA 130031 AND SCH #2014091072) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE), R-3000-D (TWO-FAMILY DETACHED RESIDENTIAL), AND UR (URBAN RESERVE) ZONES. MF 1100. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: BRAGG, SPRIGGS, BILBRAY, JANNEY

NOES: COUNCILMEMBERS: PATTON

ABSENT: COUNCILMEMBERS: NONE

REPORTS (5.1-5.3)

5.1 ADOPTION OF RESOLUTION NO. 2014-7533 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR THE 2014 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) REQUESTING FUNDING FOR REPLACEMENT OF THE SOURCE CAPTURE EXHAUST EXTRICATION SYSTEM AND THE STATION ALERTING SYSTEM. (0940-10)

Item pulled from the agenda by previous City Council action.

5.2 FURLOUGH INFORMATION AND ADOPTION OF RESOLUTION NO. 2014-7531 AUTHORIZING THE CITY MANAGER TO PROVIDE RETENTION STIPENDS FOR NON-DEPARTMENT HEAD LEVEL EMPLOYEES. (0520-60)

CITY MANAGER HALL reported on the item.

MOTION BY JANNEY, SECOND BY SPRIGGS, TO ACCEPT AND FILE THE INFORMATION ABOUT THE FURLOUGH SCHEDULE AND THAT THE CITY COUNCIL, BY ADOPTING RESOLUTION NO. 2014-7531, JOIN THE CITY MANAGER AND DEPARTMENT HEADS IN PROVIDING AN EMPLOYEE RETENTION STIPEND OF \$250 TO FULL TIME EMPLOYEES AND \$125 TO PART TIME EMPLOYEES. MOTION CARRIED UNANIMOUSLY.

5.3 RESOLUTION NO. 2014-7532 ACCEPTING THE ATP GRANT OF \$709,000 FOR ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) TRAFFIC, PEDESTRIAN AND CYCLING SAFETY AND MOBILITY IMPROVEMENTS AND APPROPRIATING \$750,000 TRANSNET FUNDS TO THE RECONSTRUCTION OF ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) PROJECT. (0390-86 & 0720-25)

PUBLIC WORKS DIRECTOR LEVIEN reported on the item.

MOTION BY JANNEY, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2014-7532 ACCEPTING THE ATP GRANT OF \$709,000 FOR ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) TRAFFIC, PEDESTRIAN AND CYCLING SAFETY AND MOBILITY IMPROVEMENTS AND APPROPRIATING \$750,000 TRANSNET FUNDS TO THE RECONSTRUCTION OF ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) PROJECT. MOTION CARRIED UNANIMOUSLY.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City staff responded to Councilmember Spriggs' questions regarding some of items on the Warrant Register.

MOTION BY SPRIGGS, SECOND BY PATTON, TO RATIFY THE FOLLOWING REGISTERS: ACCOUNTS PAYABLE NUMBERS 85575 THROUGH 85714 WITH A SUBTOTAL AMOUNT OF \$1,510,238.86 AND PAYROLL CHECKS/DIRECT DEPOSITS 46272 THROUGH 46316 FOR A SUBTOTAL AMOUNT OF \$295,025.67 FOR A TOTAL AMOUNT OF \$1,805,264.53. MOTION CARRIED UNANIMOUSLY.

ADJOURN REGULAR MEETING

MAYOR JANNEY thanked City Council for the past two years, spoke about how well they worked together and stated it was an honor to be Mayor. He adjourned the regular meeting at 9:37 p.m.

_____/s/_____
James C. Janney
Mayor

_____/s/_____
Jacqueline M. Hald, MMC
City Clerk